



Neighborhood Look and Feel

Chairs: Beth Johnson and Dawn Johnson

Recommendations

1. Enhance community notification for public hearings and permits.
2. Update Design Standards in the Connected Communities legislation.
3. Reintroduce CZC1436 - Neighborhood Character Conservation Districts.
4. Create Pattern Books of designs that are appropriate for different neighborhoods for various types of housing.
5. Enhance the website - OpenCincy Permitting - to include what design standards are applicable to each property.
6. Require a supermajority vote at Cincinnati Planning Commission and City Council to override an adopted Neighborhood Plan.
7. Create incentives for residential properties within Historic Districts and Neighborhood Character Conservation Districts to aid homeowners in lower-income brackets with home improvements.

Notification: How Are You Heard?

Current system allows for community input for development during

- Zoning relief (i.e., variances, conditional uses, etc. at a public hearing. Notice is sent via email and mail.
- Zoning changes at staff conferences and public hearings (Planning Commission and City Council). Notice is sent via email and mail.
- Code Enforcement: Cincy 311 website and app.
- TIF funding: community council meetings, public hearings (Planning Commission and City Council). Notice is sent via email.
- Tax abatements: Public hearings (Planning Commission and City Council). Notice is sent via email.

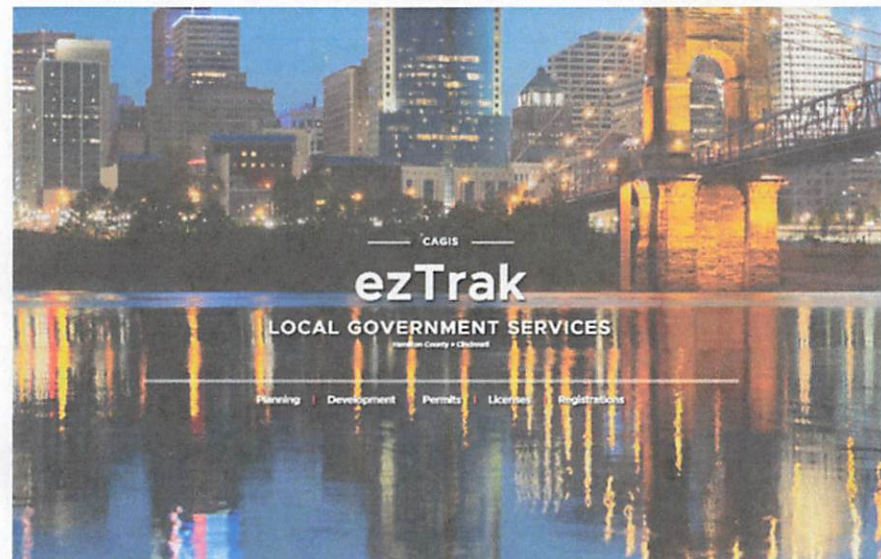
The screenshot displays the 311Cincy website header with the '311Cincy' logo and the 'city of CINCINNATI' logo. Below the header, there are two main sections: 'Request Service' and 'Learn More'. The 'Request Service' section includes three buttons: 'Call 311' (with a phone icon), '311Cincy App' (with a smartphone icon), and 'Select a Service' (with a computer monitor icon). The 'Learn More' section includes three buttons: 'About 311' (with an information icon), 'Collection Schedule' (with a calendar icon), and 'See More Issues' (with a cloud and rain icon). Below these sections, there are two larger boxes. The 'Begin Request' box contains a search bar with a hint 'Hint: Type in keywords like trash, weeds, building, signs, etc.' and a search button. Below the search bar, it states 'The information you submit may be subject to Ohio Public Records laws.' The 'Search Existing Requests' box contains two search bars: 'Enter Exact Request #' and 'Enter Address', each with a search button.

How Are You Heard?- Enhancements

Send automated emails or text messages with comprehensive information on projects to community councils through the EZtrak permitting system whenever Zoning Examiner, Zoning Change, or Historic Conservation Board, etc. applications are accepted as complete for properties in their neighborhoods.

Create an option for citizens to opt into automatic emails or text messages for specific neighborhoods.

Send automatic emails or text messages through the EZTrak permitting system to community councils when permits are issued in their neighborhoods in connection with Connected Communities.



Basic Terminology Used

Design Standards: mandatory design requirements that must be followed per the interpretation of either staff or a review board/zoning hearing examiner. Standards can help ensure that development in the city achieves at least a minimum quality of design.

Zones: the divisions of the city into distinct areas, each with its own set of regulations regarding permitted land uses, building size, density, and other development characteristics, essentially dictating what types of structures can be built and how they can be used within that specific zone; typically categorized as residential, commercial, or industrial.

Planned Development: a large, integrated development adhering to a comprehensive site plan and located on a single site. Planned developments can create their own site and development requirements, including height, density, setbacks, parking, etc.



Update the Design Standards

Design standards that allow for better contextual design rather than an Italianate building type.



This is what is required: Italianate commercial building form with base middle and top.

This is not the predominate form for residential architecture in Cincinnati and is commercial in nature, not residential.



This is an example of infill in Walnut Hills that is compatible but wouldn't meet the current Connected Community design standards. The brick house is a typical existing building within the Walnut Hills neighborhood.

Update the Design Standards

Design that promotes contextual height within Single Family and Residential Mixed Zones through averaging.



Existing Standards

SF- Maximum Height remains at 35 feet

RM- MH Maximum height remains at 35 feet

RM-T Maximum height increases to 47 feet (equivalent to 4 stories)

An example of a Proposed Standard with averaging height based on current zoning code averaging for setbacks:

The height of new structures may not exceed the maximum average height of three buildings or 300 feet in both directions, whichever is greater, on the same side of the street, in the same block face, and in the same zoning district.



Update the Design Standards

Design standards that apply to all buildings within Single Family and Residential Multi-Family Districts, not just 2-4 family units

Existing Standards

Design Standards. Two-family, three-family, and four-family dwellings located within a designated Connected Communities district shall comply with the design standards set forth below.

RMT: Minimum lot-area-per-dwelling-unit regulations do not apply.

What this will allow

No density limits to RM 2.0T, RM 1.2T, or RM .7T

No design standards for 5-unit and above buildings in RM 2.0T, RM 1.2T, or RM .7T

Update the Design Standards

Design standards that are applicable to the different zones, including planned developments, rather than the same design standards for residential, commercial, office etc.



Residential buildings



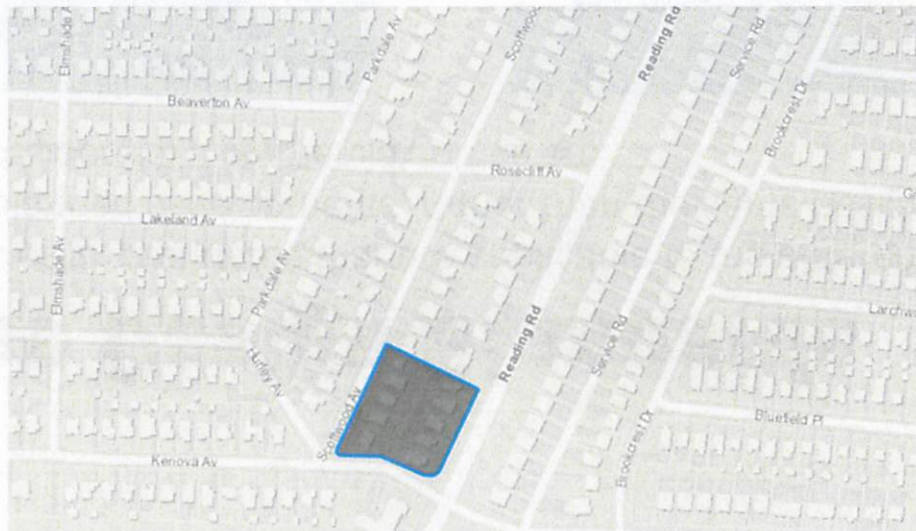
look different from

commercial buildings.

Update the Design Standards

Design standards are applicable to planned developments

- Planned developments can be as small as 1.5 acres.
- The smaller the site, the more it must be integrated into the existing context.



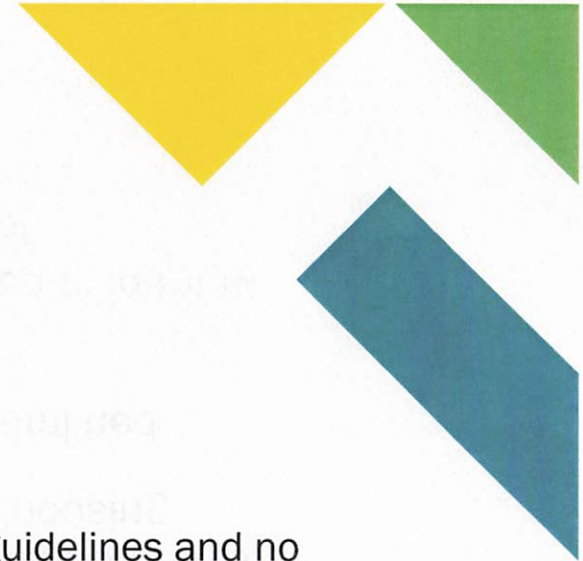
Reintroduce CZC 1436 - Neighborhood Character Conservation Districts

Similar to Urban Design Overlay Zones but for Residential areas

“Preservation Light.” Similar to historic districts, with less restrictive design guidelines and no historic, architectural, or cultural integrity requirements to establish a district

Each NCCD would create individualized Neighborhood Character Conservation District overlay plans and development standards.

- Required Review and Standards
- Contributing vs. non-contributing
- Demolition review
- Building massing, bulk, size, and height
- Lot configuration, frontage, and orientation
- Each neighborhood can decide additional elements to review.



Create Pattern Books



SOUTH BEND NEIGHBORHOOD INFILL
Pre-approved, ready-to-build housing

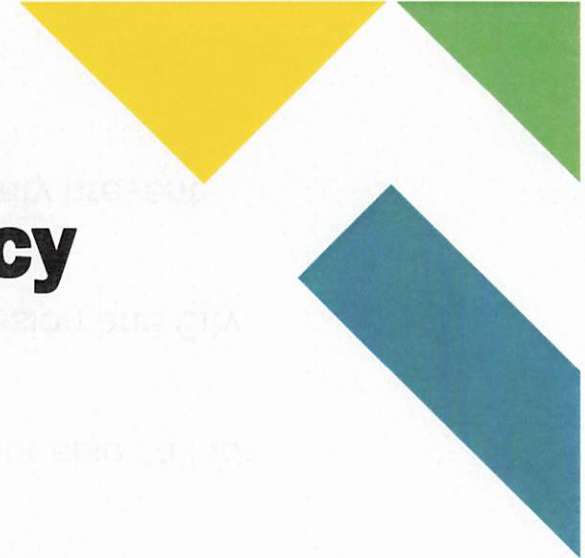
Create a collection of ready-made, pre-approved designs for residential infill.

Can be customized to neighborhoods, general styles, or type of housing

Can support a more streamlined permitting process

Communities will be asked to identify “model” buildings for their communities.

Enhance the Website - OpenCincy



Require a Supermajority Vote to Override an Adopted Neighborhood Plan

Update neighborhood plans on a regular basis.

City Planning Department should highlight when a development or proposal does not meet a neighborhood plan or a part of a neighborhood plan.

- For example, a neighborhood plan could call for increased density but also call for the preservation of a street.

A supermajority should be required at both Cincinnati Planning Commission and City Council.

- CPC Super Majority= 5 votes rather than 4 or 1 more than the majority present
- City Council Super Majority= 6 votes rather than 5

Incentives for Residential Properties in Historic Districts and Neighborhood- Character Conservation Districts



Very few incentives at the local, state, or federal level for residential improvements, especially for single, two, three and four family buildings. Incentives can help to offset costs for appropriate materials, which are often better quality.

Incentives can be focused on lower-income brackets or can be tiered similar to Residential Tax Abatement.

Incentives can be focused on exterior improvements/façade improvements of existing buildings since overlays review exterior changes.

Incentives can be developed for adaptive reuse of existing structures that are contributing to the character of neighborhoods and can be turned into or are existing middle housing.

Potential incentives

- Tax Abatements
- Façade Grants
- Tax Credits